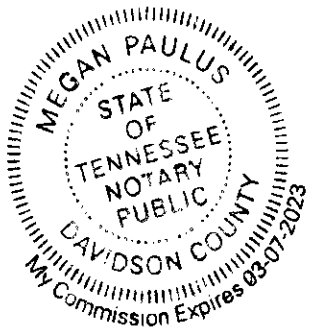


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $296,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of December, 2020.

NOTARY PUBLIC

My commission expires: 3/7/23

Karen Johnson Davidson County
Batch# 544466 **DEEDWARR**
01/04/2021 11:24:28 AM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20210104-0000430

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VR-20-212

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Benjamin Pitt	newowner	42-7-65.00
(NAME)	(NAME)	
212 Diane Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mary E. Kurzynske, an unmarried woman and Michelle K. Chase, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Bejamin Pitt, an unmarried man,** hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Benjamin

Being Lot No. 20 on the Plan of Section Two, Haven Acres, as of record in Book 2331, page 139, Register' s Office for said County. Said Lot No. 20 fronts 155 feet on the west side of Diane Drive and runs back between parallel lines 258.5 feet-to a dead line.

Being the same property conveyed to Mary E. Kurzynske and Michelle K. Chase, as joint tenants with right of survivorship, by Quitclaim Deed from Mary E. Kurzynske Dated 2/21/2020 of Record in Instrument Number 20200302-0023098, said Register's Office.

This property is __unimproved _X_improved property known as: 212 Diane Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of December, 2020.

Mary E. Kurzynske by Mark T. Kurzynske
her attorney-in-fact

Michelle K. Chase by Mark T. Kurzynske
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Mark T. Kurzynske, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Mary E. Kurzynske and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20210104-0000428 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of December, 2020.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Mark T. Kurzynske, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Michelle K. Chase and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20210104-0000429 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of December, 2020.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122